

**CARLSON & NICHOLAS, LLP**  
**Attorneys at Law**

[www.carlsonnicholas.com](http://www.carlsonnicholas.com)

Scott Carlson, Partner  
Frank Nicholas, Partner  
Richard McDonald, Of Counsel

301 E. Colorado Blvd  
Suite No. 320  
Pasadena, California 91101  
(626) 356-4801

Scott@carlsonnicholas.com  
Frank@carlsonnicholas.com  
RMcDonald@carlsonnicholas.com

**VIA E-MAIL**

July 13, 2018

Mayor Terry Tornek  
Vice-Mayor John Kennedy  
Hon. City Councilmembers Gordo, Hampton, Madison, McAustin, Masuda, and Wilson  
City Council of and for the City of Pasadena  
100 North Garfield Avenue  
Pasadena, California 91109

Re: 233 N. Hudson Avenue – AHCP #11866.

Dear Mayor and Honorable Members of the City Council:

Item 13 on your July 16, 2018 Agenda is an appeal of the Board of Zoning Appeal's ("BZA") decision to affirm the Hearing Officer's February 21, 2018 approval the above-referenced Affordable Housing Concession Permit ("AHCP"). As the Staff Report explains, the proposed project complies with all of the applicable development standards under the City's Zoning Code and the Findings for the AHCP are supported by substantial evidence.

Moreover, the Appellants have not submitted any evidence, let alone any substantial evidence, that the environmental studies are incorrect, that the AHCP Findings are not supported by substantial evidence, or that the proposed project fails to comply with the State law.

To the contrary, as the Staff Report explains, all of the Code basis for the appeal are either inapplicable (e.g., 17.30.050 C.2, C.3, and C.5), or design issues not within the scope of the AHCP (e.g., 17.30.050.B.3 – Height Averaging).

Letter to City Council  
City of Pasadena  
July 13, 2018

California Government Code section 65915(d)(4) makes clear that the City bears the burden of proof on the requisite findings for the AHCP. The Staff Report makes equally clear that those findings can be made based upon the evidence presented.

Further, the City's independent consultant Keyser Marston explains how the concessions reduce the costs of the project to allow for the very-low income units to be built on-site. Providing such very-low income units on site is a clearly articulated goal of the City as stated in the City's Housing Element and General Plan.

Last, there is no setback issue as explained in the Staff Report and as shown on the attached elevations. There also are no balconies or windows on the first floor facing the appellant's property, thus eliminating any issues relating to views, privacy, etc. There is thus no proper, legal basis for this appeal and it should be rejected accordingly.

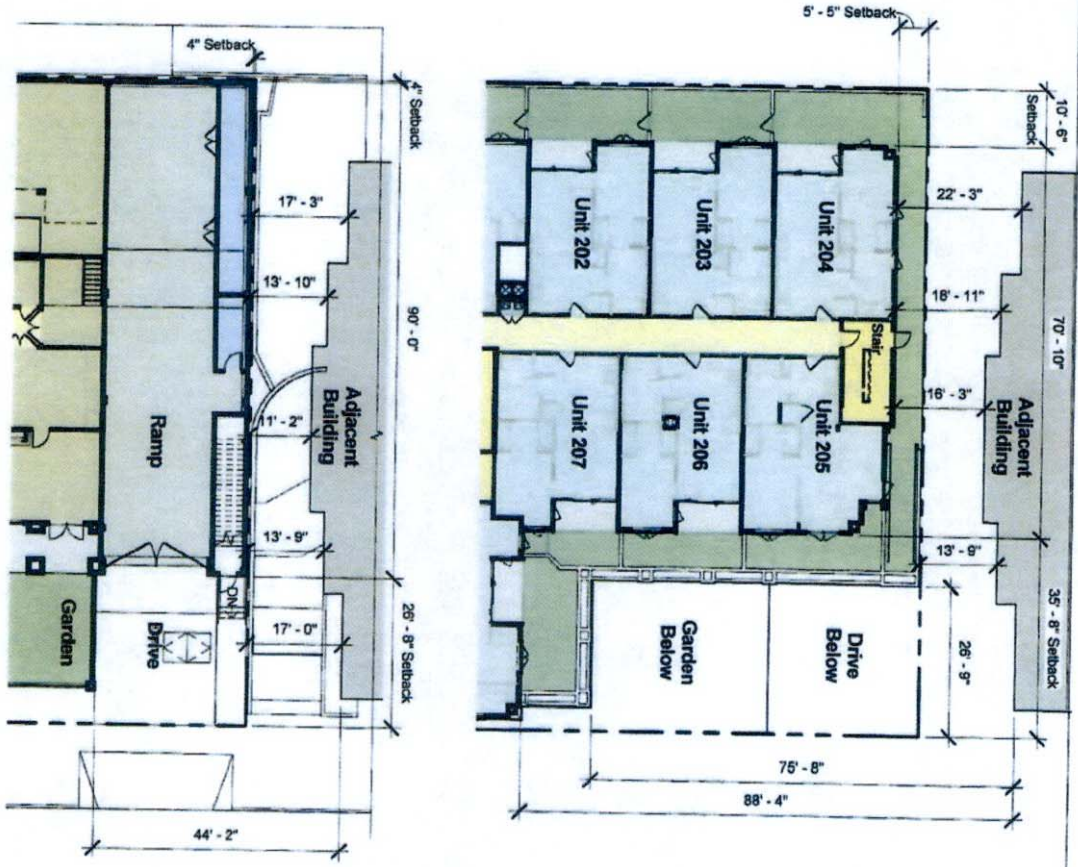
We, therefore, ask you to deny the appeal and affirm the BZA's decision. Thank you for your consideration.

Respectfully Submitted,



Richard A. McDonald, Esq.  
Of Counsel, Carlson & Nicholas, LLP





① Partial Upper Level Plan  
1" = 20'-0"

② Partial First Floor Plan  
1" = 20'-0"

**233 NORTH HUDSON AVENUE**  
HUDSON AVENUE & WALNUT STREET, PASADENA CA

Project No.	16-06
Street No.	SK-1.0
Description	Adjacent Building Analysis
Scale	1" = 20'-0"

**TKA**  
TKA CONSULTANTS ARCHITECTS, INC.  
139 South Hudson Ave.  
Pasadena, CA 91101  
626.799.2888  
www.tkaarchitects.net



Hudson Street Elevation



Walnut Street Elevation

**ILCA**  
THURSON & PEREIRA, INC.  
115 South Hudson Ave.,  
Suite 200  
Pasadena, CA 91101  
626.293.8389  
www.TMArchitect.com

**233 NORTH HUDSON AVENUE**  
HUDSON AVENUE & WALNUT STREET, PASADENA, CA

Project No.

16-06

Sheet No.

**SK-1.1**

Description

Street Elevation

Scale